

NOTICE OF PUBLIC HEARING

PROPOSED SALE OF MUNICIPAL REAL ESTATE – CITY OF ROWAN, IA

NOTICE IS HEREBY GIVEN That the City Council of the City of Rowan, Iowa, will hold a public hearing on the proposed sale and disposal of interest in certain city-owned real property.

Hearing Date: May 4, 2026

Time: 7:00 PM

Location: Rowan Community Center, 101 Main Street, Rowan, Iowa

Property Description:

The properties under consideration for sale are commonly known as:

- **135 Main Street, Rowan, Iowa**
- **138 Main Street, Rowan, Iowa**

Proposed Terms of Sale: The City proposes to enter into a **Real Estate Purchase and Redevelopment Agreement** with the selected buyer(s). Key provisions of the proposed agreement include:

- **Development Requirement:** The buyer must elect to either demolish all structures or rehabilitate them to a verifiable standard within 12 months of closing.
- **Rehabilitation Standard:** If rehabilitated, the structure must achieve a minimum condition rate of C3 (Average) as determined by the Wright County Assessor.
- **Redevelopment Plan:** The buyer must submit a formal redevelopment plan within 6 months to ensure the property does not remain vacant.
- **Local Preference:** Preference may be given to buyers who are local residents or intend to relocate to the community.

Public Input: At the time and place set for the public hearing, any interested person may appear and file objections or provide comments in support of the proposed sale. Following the hearing, the City Council may decide to proceed with the sale, modify the terms, or decline the proposal.

A full copy of the proposed **Purchase and Redevelopment Agreement** and the **Memorandum** detailing the sale's objective standards are available for public inspection at the City Clerk's office during normal business hours.

By order of the City Council of Rowan, Iowa.

Aimee J Frohling, City Clerk, City of Rowan, Iowa